



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

December 17, 2014

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Dino Fudoli, Supervisor
John M. Abraham
Mark Aquino
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

John M Dudziak

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held December 17, 2014. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:mn

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventeenth day of December 2014 at 7:30 P.M, and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Melvin Szymanski, Member

EXCUSED: Kristin McCracken, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Jeffrey H. Simme, Building & Zoning Inspector
Kevin Loftus, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting called to order by Chair Connelly at 7:30 P.M.

Pledge of Allegiance led by Member Melvin Szymanski.

Minutes – A motion was made by Lawrence Korzeniewski to approve the minutes from the December 3, 2014 Planning Board Meeting. Motion seconded by Anthony Gorski and unanimously carried.

Administrative Item – Chair Connelly asked the Planning Board if there were any objections to changing the scheduled time of the Planning Board meetings from the current 7:30PM to 7:00PM. Following a brief discussion, Chair Connelly polled the Planning Board members and all the members in attendance unanimously agreed to change the Planning Board meeting time to 7:00PM effective January 1, 2015. A motion was made by Chair Connelly to change the Planning Board meeting time to 7:00PM beginning January 1, 2015. Motion was seconded by Rebecca Anderson and unanimously carried. Roll call vote as follows:

Chair Connelly - Yes	Lawrence Korzeniewski – Yes
Rebecca Anderson - Yes	Kristen McCracken – Excused
Anthony Gorski – Yes	Melvin Szymanski - Yes
Joseph Keefe – Yes	

Town of Lancaster Planning Board

Communications List - December 17, 2014

- 12.17.01 Notice of SEQR review to be held 12/15/14.
- 12.17.02 SEQR response dated 12/03/14 from NYSDOT with comments regarding proposed Salvatore's Hotel.
- 12.17.03 SEQR response dated 10/30/14 from Division of Sewerage Management regarding Tops CNG Fueling Station.
- 12.17.04 SEQR response dated 12/01/14 from Division of Planning regarding Tops CNG Fueling Station.
- 12.17.05 SEQR response dated 11/17/14 from NYSDEC regarding proposed rezoning of 00 & 5354 Genesee St.
- 12.17.06 SEQR response dated 11/25/14 from the NYSDOT regarding Tops CNG Fueling Station.
- 12.17.07 Letter from Morgan Fay, Payroll Supervisor, dated 12/02/14 regarding semi-annual pay for members of the Planning Board. Payment will be made on 12/26/14.
- 12.18.08 Letter from Jim Lines, 1110 Ransom Rd., voicing opposition to the proposed Fox Valley Estates off of Peppermint Rd.
- 12.19.09 Letter dated 12/15/14 from residents of Parkdale Dr., to Neil Connelly, Chair of Planning Board, "questioning the processing and handling of the notification to the residents / property owners" regarding the rezone petition for 00 Broadway.

ACTION ITEMS –

REVISED SKETCH PLAN REVIEW – HIDDEN MEADOWS SUBDIVISION – 657 AURORA STREET. REVIEW A REVISED SKETCH PLAN. THIS PLAN WAS PRE-APPROVED ON JULY 16, 2014, WITH A NUMBER OF CONDITIONS. PROJ. NO. 4006. CONTACT PERSON: KENNETH ZOLLITSCH OF GREENMAN-PEDERSEN, INC.

Kenneth Zollitsch of Greenman Pedersen and David Capretto of Capretto Homes presented to the Planning Board the revised sketch plan for Hidden Meadows Subdivision located at 657 Aurora Street. A sketch plan for this project was pre-approved with a number of conditions on July 16, 2014. The revised sketch plan shows 91 single-family home building lots and that the loop in the road has been eliminated. Many of the lots have been pulled away from the wetlands. The following items were discussed:

Access from Aurora Street for construction vehicles – The Planning Board referred to com. 7-16-22 from the Highway Superintendent requesting that no construction vehicles be allowed to enter this building site through the adjacent subdivision. Mr. Capretto stated that he is currently working with a property owner on Aurora Street to work out an agreement to access this site from Aurora Street.

Future access to Aurora Street – There was some discussion regarding a future connection to Aurora Street. The sketch plan shows a stub street at the south end of the parcel near the pumping station to be used for future connection. Mr. Capretto stated that he is trying to work out an agreement to purchase property along Aurora Street for this connection. Council Member Donna Stempniak wanted to know who would be responsible for the cost of the future road connection if this does not happen in the near future. Mr. Capretto told the Planning Board that he would be responsible for the all of the cost for the new road connection if and when the property becomes available. He said that the road connection would result in 4 additional building lots which would make the cost of the connecting road feasible.

Open ditch – Mr. Zollitsch told the Planning Board that there currently is an open ditch that runs through this parcel. A meeting is scheduled with the Army Corp of Engineers on January 12, 2015, to discuss whether this ditch can be relocated on the property. If the Army Corp of Engineers determines that the open ditch cannot be moved, it will be necessary to remove more building lots.

Sidewalks – Mr. Zollitsch stated that sidewalks will be constructed throughout this project including the open areas and will connect to the adjacent subdivision.

Wetland mitigation – Mr. Zollitsch stated that there are a number of areas on the parcel that can be used for wetland mitigation. He also said that all backyards with wetlands will be monumented and these wetlands will be shown on the property surveys.

Sewers – The Erie County sewer trunk line runs along the south property line and the west property line of this parcel. A 50-ft. easement along the trunk line will be required by Erie County Dept. of Sewerage Management.

Pipeline – There was a question about the existing pipeline on the property. Mr. Zollitsch stated that this is an active pipeline that is part of the pipeline that runs by Summerfield Farms.

DETERMINATION

Based on the information provided to the Planning Board, a motion was made by Joseph Keefe to recommend approval of the sketch plan with the following conditions: 1.) Ingress/egress at Aurora Street to be clarified. 2.) Applicant to commit to stub street for future connectivity with Aurora Street if or when they can obtain the property. 3.) Subject to meeting with Army Corp of Engineers regarding existing ditch and acknowledge that changes could be made to preliminary plat. 4.) Street and sidewalk connections to be made to adjacent subdivision. Motion seconded by Lawrence Korzeniewski and unanimously carried. Roll call vote as follows:

Chair Connelly - Yes

Lawrence Korzeniewski - Yes

Rebecca Anderson - Yes

Kristen McCracken - Excused

Anthony Gorski - Yes

Melvin Szymanski - Yes

Joseph Keefe - Yes

OTHER MATTERS – Council Member Donna Stempniak spoke to Planning Board about the recent SEQR meeting regarding Fairways at Lancaster which was held on December 15, 2014. She said that she had spoken with the Town Attorney's secretary to "tweak" the findings and to explain some of the comments to reflect the feelings of the Town Board. Council Member Stempniak stated that she felt that the SEQR long form was gone over too quickly at the meeting, and that in the future the Municipal Review Committee needs to slow down at the SEQR meetings particularly for the long form.

At 8:18 PM a motion was made by Chair Connelly to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.